

PLANNING COMMISSION

SUSAN F. SHICK  
EXECUTIVE DIRECTOR

SEE BELOW

MAY 22, 2002

SUBJECT: REPORT AND RECOMMENDATION ON THE ADOPTION  
OF THE PROPOSED STRONG NEIGHBORHOODS  
INITIATIVE REDEVELOPMENT PLAN

RECOMMENDATION

It is recommended that the Planning Commission:

- (a) Find that the proposed Strong Neighborhoods Initiative Redevelopment Plan conforms to the San Jose 2020 General Plan; and,
- (b) Recommend approval of the proposed Strong Neighborhoods Initiative Redevelopment Plan with the following alternative boundary options:
  - 1. With the boundaries set forth on Exhibit 2; or
  - 2. If the Fifteenth Amended Century Center Redevelopment Plan is approved by the City Council, with boundaries excluding the Century Center Added Area, as shown on Exhibit 3; or
  - 3. If the Santa Clara County Board of Supervisors does not authorize inclusion of one or all of the unincorporated County pockets with the Project Area, with boundaries excluding one or all of the County pockets, as shown on Exhibit 4; or
  - 4. With the boundaries set forth on Exhibit 1, excluding the Burbank Community Association's jurisdictional area, as shown on Exhibit 5.

## BACKGROUND

On December 14, 1999 the Redevelopment Agency Board approved the Neighborhood Investment District Survey Area, which was later renamed the Strong Neighborhoods Initiative (SNI) Survey Area. The SNI Survey Area was subsequently amended nine times to include additional areas identified as potentially blighted.

On October 3, 2001, the Planning Commission approved the Second Amended and Restated Preliminary Plan for the proposed SNI Redevelopment Project Area and found it in conformance with the San Jose 2020 General Plan. The Redevelopment Agency Board approved the Second Amended and Restated Preliminary Plan on October 9, 2001. The Second Amended and Restated Preliminary Plan describes the proposed project area boundaries and provides a general overview of proposed redevelopment activities.

An Environmental Impact Report (EIR) has been prepared and circulated for the proposed SNI Redevelopment Plan, and will be considered by the Planning Commission with the proposed Redevelopment Plan.

In addition to the proposed Redevelopment Plan and EIR, the City Council will consider merging the SNI Redevelopment Project Area into the San Jose Merged Area Redevelopment Project. Planning Commission review is not required for the merger action.

## ANALYSIS

California Community Redevelopment Law, Sections 33346 and 33347, require that a proposed redevelopment plan be submitted to the Planning Commission for its report and recommendation, and finding of conformance with the General Plan. The Planning Commission report and recommendation is transmitted to the City Council prior to any consideration of the Plan adoption. The City Council/ Redevelopment Agency Board is tentatively scheduled to conduct a joint public hearing and consider the adoption of the proposed Redevelopment Plan on June 11, 2002.

The Redevelopment Plan is an instrument for enabling the Agency to utilize the powers, authority, and responsibilities of California Redevelopment Law within the proposed SNI Redevelopment Project Area. The Redevelopment Plan is attached as Exhibit 1. It also expressly provides that the San Jose 2020 General Plan, as it is amended from time to time in the future, shall control with regard to all land uses in the proposed Redevelopment Project Area. A memo from the

Director of Planning, to the Planning Commission, which was submitted separately from this memo, addresses the issue of General Plan conformity.

The SNI Project Area, which encompasses a significant portion of the older residential neighborhoods in the City of San Jose, consists of 22 neighborhoods that are grouped within six non-contiguous areas. A map of the proposed SNI Project Area is attached as Exhibit 2. Tax increment will not be collected from the Project Area, but the Project Area will be merged with the San Jose Merged Project Area (Merged Project Area). Hence, the SNI Project Area will benefit from the overall financial strength of the Merged Project Area.

There are several potential Project Area boundary changes, which would reduce the size of the Project Area. The following is a description of the alternative boundary options.

### **Proposed Fifteenth Amended Century Center Redevelopment Project Area**

The St. James Square neighborhood includes approximately 18 acres that are included in the proposed Fifteenth Amended Century Center Redevelopment Project Area. A map of the area proposed to be added to the Century Center Redevelopment Project Area is attached as Exhibit 3. These 18 acres are included in the proposed SNI Project Area, but are now proposed to be included in the existing Century Center Redevelopment Project Area in order to facilitate the development of a mixed-use project as well as the revitalization of the Downtown. The proposed Amended Plan is also on the May 22, 2002 Planning Commission agenda and will be considered by the City Council/ Redevelopment Agency Board on June 11, 2002. It is proposed if the proposed Amended Plan is adopted, these 18 acres will be excluded from the SNI Project Area. If for some reason the Amended Plan does not move forward, it is proposed that these 18 acres will remain a part of the SNI Project Area.

### **Unincorporated County Areas**

Several unincorporated County areas are included within the boundaries of the proposed SNI Project Area. A map of the proposed SNI Project Area that illustrates the unincorporated County areas is attached as Exhibit 4. Pursuant to California Redevelopment Law Section 33213, the Redevelopment Agency requested authorization from the County of Santa Clara to undertake a redevelopment project in the unincorporated County areas that lie within the proposed SNI Project Area. To date, the County has not responded to this request. If the County does not authorize redevelopment in one or all of the unincorporated areas, then any area not so authorized must be excluded, according to state law, from the proposed SNI Project Area.

### **Burbank Community Association's Jurisdictional Area**

On April 24, 2002, the Burbank Community Association submitted a letter to the SNI Project Area Committee requesting the BCA's jurisdictional area be excluded from the SNI Project Area boundaries. A map of the BCA's jurisdictional area is attached as Exhibit 5. If the City Council approves the exclusion of the BCA's jurisdictional area, it will be excluded from the final boundaries of the SNI Project Area.

### **Redevelopment Plan Purpose**

The Redevelopment Agency is proposing the adoption of the proposed SNI Redevelopment Plan (attached as Exhibit 3), generally, in order to cause or promote:

- The establishment of a planning and implementation framework that will ensure the proper long-term development of the SNI Project Area by effective use of the redevelopment process.
- The elimination and prevention of blight and deterioration, and the conservation and rehabilitation of the SNI Project Area in accordance with the San Jose 2020 General Plan, specific plans and local codes and ordinances.
- The re-planning, redesign and development of underdeveloped or poorly developed areas that are underutilized or improperly utilized.
- The strengthening of the economic base of the SNI Project Area by redevelopment and rehabilitation of structures and installation of needed site improvements.
- The promotion of new, private sector, investment in the SNI Project Area to facilitate revitalization of commercial centers.
- The elimination or amelioration of certain deficiencies, such as insufficient off- and on-street parking, storm water drainage, lighting and other similar public infrastructure improvements adversely affecting the SNI Project Area.
- The creation and development of local job opportunities and the preservation of the existing employment base by attracting private development and new businesses to a revitalized area.

- The provision, by rehabilitation or new construction, of improved housing for individuals and/or families of low to moderate-income within the City.

### **Environmental Impact Report**

The EIR prepared for the Project Area evaluated possible environmental impacts resulting from the adoption of the Redevelopment Plan on land use; public policy; transportation; air quality; noise; public services and infrastructure; hazardous materials; hydrology and water quality; cultural resources; and visual and aesthetic quality. The EIR concluded that the implementation of the SNI Redevelopment Plan would result in significant impacts on the following issue areas without implementation of mitigation measures:

- Air Quality;
- Noise;
- Public Services and Infrastructure;
- Hazardous Materials; and
- Cultural Resources

However, all of the impacts to the above listed environmental issues could with mitigation measures be reduced to a less than significant impact. The EIR concluded that implementation of the SNI Redevelopment Plan would not result in any significant unavoidable impacts.

### **PUBLIC OUTREACH**

On June 19, 2001, the City Council approved a 52-member Project Area Committee (PAC), comprised of 35 elected representatives from the residential tenants, residential owner-occupants and business owners categories and 17 community organizations that were appointed by the City Council. The PAC met monthly from July 2001 through April 2002.

The PAC's primary focus during this time was to review the EIR, the Five-Year Implementation Plan and the proposed SNI Redevelopment Plan. The Agency is required to submit the proposed SNI Redevelopment Plan to the PAC prior to City Council/Redevelopment Agency Board action. The PAC will continue as an advisory body to the Redevelopment Agency for three years if the proposed SNI Redevelopment Plan is approved by the City Council/ Agency Board.

The PAC held a workshop with the SNI Neighborhood Advisory Committees (NACs) in February 2002 to discuss the issues of housing, traffic and

transportation, code enforcement and NAC coordination. Based on the feedback from this workshop, the PAC drafted area-wide policy recommendations that will accompany their recommendation to the City Council/Redevelopment Agency Board. On May 22, 2002 the PAC will be voting on their recommendation on the proposed SNI Redevelopment Plan. This vote will occur after the Planning Commission has taken action on the proposed SNI Redevelopment Plan.

### COORDINATION

The proposed SNI Redevelopment Plan has been coordinated with the Department of Planning, Building and Code Enforcement and the Agency's General Counsel.

### CEQA

An EIR has been prepared and circulated for the SNI Redevelopment Plan and will be considered by the Planning Commission with the proposed Redevelopment Plan.

SUSAN F. SHICK  
Executive Director

#### Attachments:

- Exhibit 1 – Draft Strong Neighborhoods Initiative Redevelopment Plan
- Exhibit 2 – Map of Proposed Strong Neighborhoods Initiative Redevelopment Project Area.
- Exhibit 3 – Map of Proposed Fifteenth Amended Century Center Redevelopment Project Area.
- Exhibit 4 – Map of Proposed Strong Neighborhoods Initiative Redevelopment Project Area illustrating unincorporated County areas
- Exhibit 5 – Map of Burbank Community Association's Jurisdictional Area

Addressee  
(SUBJECT – all caps)

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Date